

Town of Big Flats Plan Commission
Meeting Minutes
Wednesday, September 21, 2022, 6:00 pm
Big Flats Town Hall
1104 County Rd. C, Arkdale, WI 54613

1. Call to order by Chairperson Wendy at 6 pm
2. Roll Call: Wendy Goerke PC Chair, Mark Reed PC, Mike Clark PC, Larry Beck PC, Pam Marquardt PC, Jay Jocham ZA were Present. No commission members were Absent. Also present was citizen guest Tim Hubler.
3. Approval of Meeting Agenda: Mark Reed approved, Pam Marquardt second, all in favor.
4. Approval of Prior Meeting Minutes from August 17, 2022: Pam Marquardt approved, Mark Reed second, all in favor.
5. 1062 Browndeer Ln--land owner present. After introductions and discussion, three forward moving options were presented: a) Take down illegal garage structure, b) Downsize illegal garage structure to meet 700sq ft ordinance, or c) Written legal agreement including double building fee, plus penalties to be paid annually on January 1st to town treasurer. (3 yrs @ \$500yr) Requested homeowner to respond to Mark/Jay with decision within one week.
6. Discussion items about Comprehensive Plan:
 - a. Pg 10—1)Water, Wetlands & Floodplains has no mention of Deadhorse Creek (300' of shoreline zone)
 - b. Pg 17- Objective #4: "Support road rules that minimize agriculturally intensive impacts on roads, such as planting of wind-break."
 - c. Pg 17 – Policies #2—Needs clarification

- d. Pg 18 –Policies #5—“Encourage fallow land to be sown with a cover crop to minimize erosion, use of sustainable farming to reduce the usage of water and fertilizers, or return to forestry/MFL if abandoned as cropland.”
 - e. Pg 18- Add #6 Encourage planting of windbreak along roadways and along fields of 80 acres or more.
 - f. Pg 18 – Request CWRPC to update (or remove) list of Century Farmsteads
 - g. Put some focus on soil and water issues throughout
7. Citizen Input: None
8. Other business presented for future discussion: Committee to review Comprehensive Plan Pages 20-33. Discuss potential town room tax. Discuss Sand Valley development. Investigate tax status of former Pineland school.
9. Set next meeting date(s) if needed: October 19, 2022 (Sand Valley rep. to discuss their plans with land owned in Big Flats. Future meeting dates scheduled for November 16, 2022, and January 18, 2023 (Dennis from CWRPC scheduled to attend)
10. Adjourn: Motion to adjourn made by Mark Reed, Larry Beck Second, all in favor. Meeting adjourned at 7:10 pm